

Date 8.6.96\$ Exempt

## Warranty Deed

THIS DEED, Made this 6<sup>th</sup> day of AUGUST, 1996, between RICO DEVELOPMENT CORP.

of the County of DOLORES State of Colorado, grantor, and WAYNE E WEBSTER - HIS OWN AND SEPARATE PROPERTY  
 a corporation organized and existing under and by virtue of the laws of the State of Colorado, grantee: whose legal address is  
Box 592 Athens TX 75751

WITNESSETH, That the grantor, for and in consideration of the sum of TEN

DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the County of DOLORES and State of Colorado, described as follows:

BERNARD'S MILLSITE M.S. # 1955B - ECLIPSE M.S. 7289  
BERNARD'S  
AND ALL MINERAL RIGHTS

Recorded at 11:40 o'clock A.M. 8.6.96Reception No. 136677 Book 375 Page 458

also known by street and number as:

Earlene White Recorder, Dolores Co. Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restriction of whatever kind or nature soever, except

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

RICO DEVELOPMENT CORP.Wayne E Webster Pres.

STATE OF COLORADO, )  
 ) ss.  
 COUNTY OF Dolores )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 1996, by  
Rico Development Corp. By Wayne E Webster  
 My commission expires: \_\_\_\_\_

WITNESS my hand and official seal

Earlene White

Notary Public

Dolores County Clerk

Name and Address of Person Creating New Legal Description (§38-35-106.5, C.R.S.)